



PT. Lippo Cikarang Tbk.
Largest Integrated Township East of Jakarta

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PT. Lippo Karawaci Tbk

54.37%

Public

45.63%

As of 31 Mar 2015

No. of outstanding share : 696,000,000

Code : LPCK.IJ



Lippo Cikarang

Orange County

East Jakarta Corridor

Residential

- Trivium Terrace Apartment
- Taman Simpruk Summer Bliss
- Emerald Mansion
- Le Freya Garden Homes

- Irvine Suites
- Westwood Suites
- Pasadena Suites
- Burbank Suites

- Bekasi Barat

Commercial

- Trivium Square
- The Hall at Trivium
- Magnetica Square
- Delta Commercial Park

- Lippo Sixty One
- Maxxbox Orange County

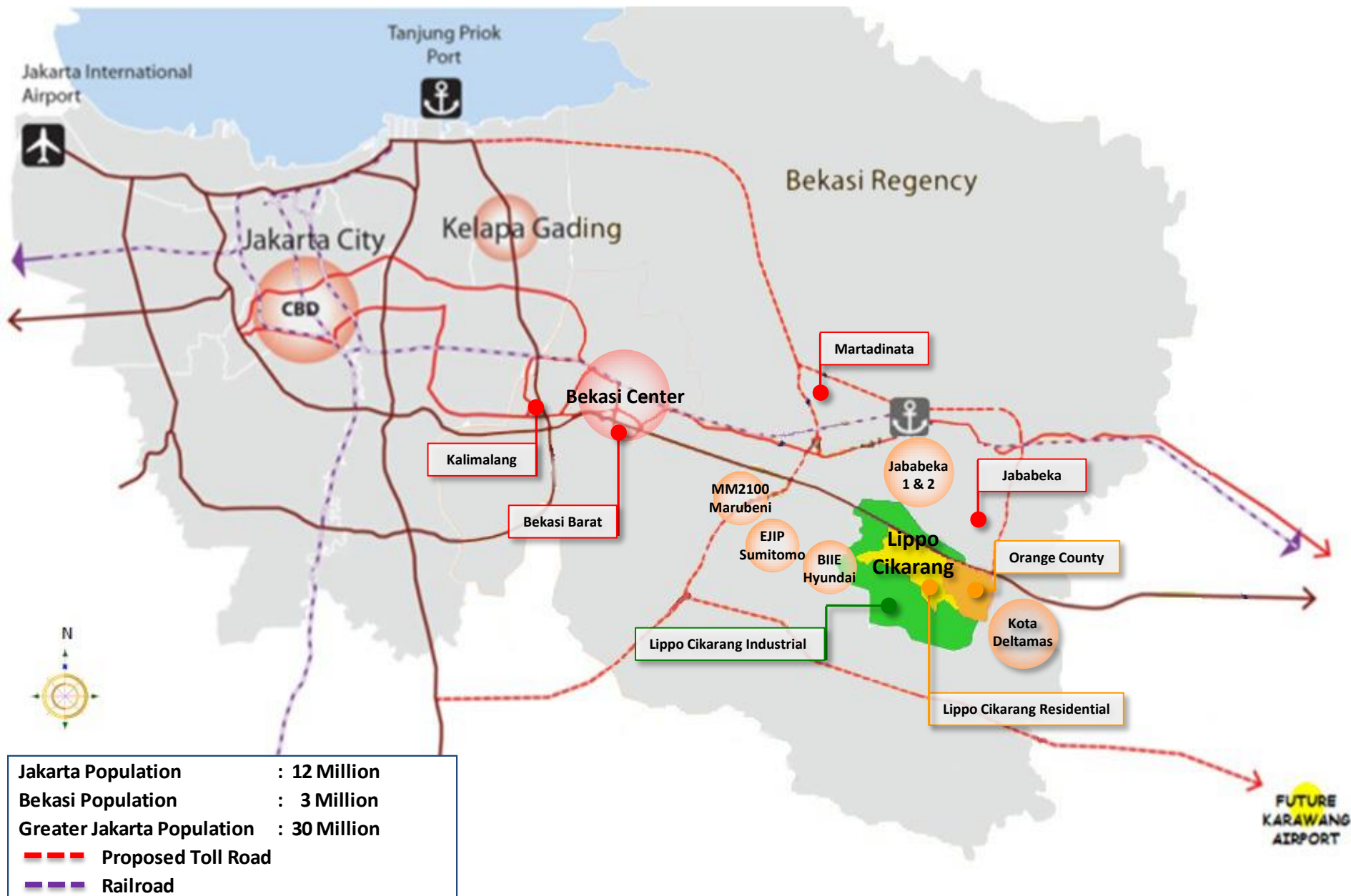
- Bekasi Barat
- Martadinata
- Kalimalang
- Jababeka

Industrial

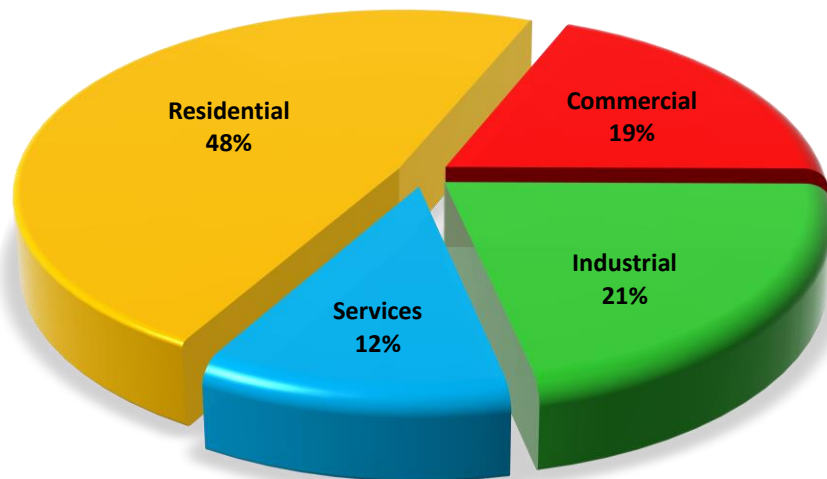
- Delta Silicon 8
- Delta Silicon Industrial Park
- Japanese SMEs Center

Services

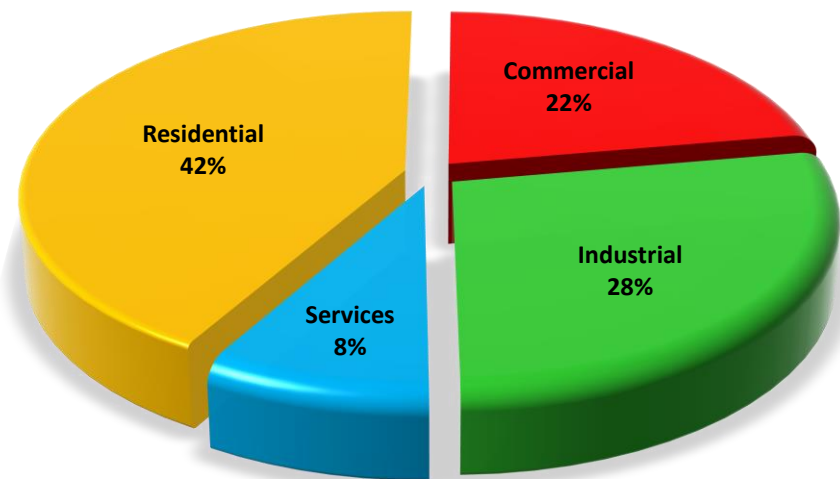
- Township Management
- Water Treatment
- Waste Water Treatment

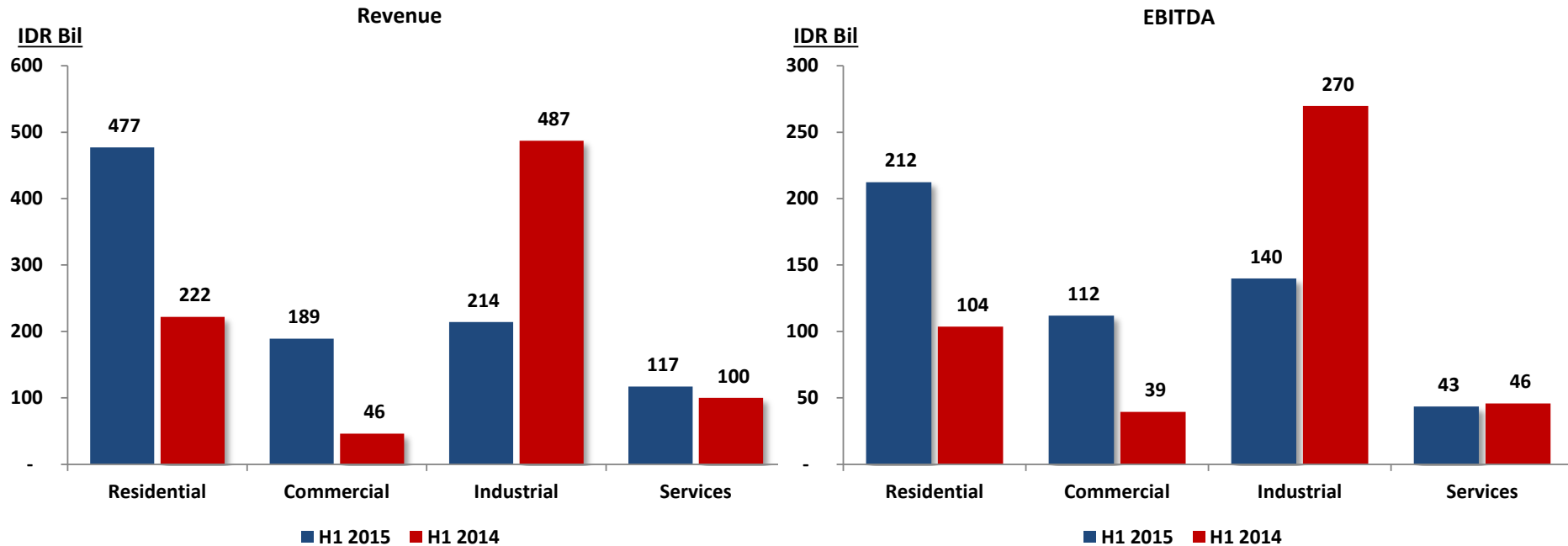


Revenue H1 2015: IDR997bil



EBITDA H1 2015: IDR507bil





Revenue H1 2015: IDR997bil	↑	17%
Revenue H1 2014: IDR855bil		
EBITDA H1 2015: IDR507bil	↑	6%
EBITDA H1 2014: IDR459bil		
Net Profit H1 2015: IDR508bil	↑	26%
Net Profit H1 2014: IDR403bil		

Lippo Cikarang

Orange County

East Jakarta Corridor

Residential

- Boosting marketing sales to capitalize on favorable demographic trends and housing requirements in eastern growth corridor.
- Widening product offering to cater to market needs, including mass housing.

- Enhance landbank value via visionary masterplan to develop a leading edge smart city.
- Strategic partnership with key investors to jointly develop integrated project.

- Diversifying landbank to cover strategic high density sites East of Jakarta to developed integrated mixed use projects.
- Recycle capital via injection of completed assets into REITs through our asset light strategy.

Commercial

- Sales of strategic landbank to develop complimentary products (e.g. develop AXIA Cikarang Serviced Apartment with Toyota Tsusho & Tokyu Land).

- Development of Lippo Sixty One , the iconic tower in Orange County.
- Expedite execution of pipeline projects, namely the 200,000m2 mall and Lippo Sixty One , the iconic tower in Orange County.

Industrial

- Execution of Joint Operation (KSO) with Mandiri Group, an industrial landowner to develop Delta Silicon 8.

Services

- Strengthen the recurring revenue base by growing fee income contribution via providing management services for all completed developments.

Board of Commissioners:



Ketut Budi Wijaya
President
Commissioner



Ganesh C. Grover
Independent
Commissioner



Hadi Cahyadi
Independent
Commissioner



Setyono D. Darmono
Independent
Commissioner



Sugiono Djauhari
Commissioner



**E. Yudhistira
Susiloputro**
Commissioner



Johanes Jany
Commissioner



Jenny Kuistono
Commissioner

Board of Directors:



Meow Chong Loh
President Director



Hong Kah Jin
Vice President
Director



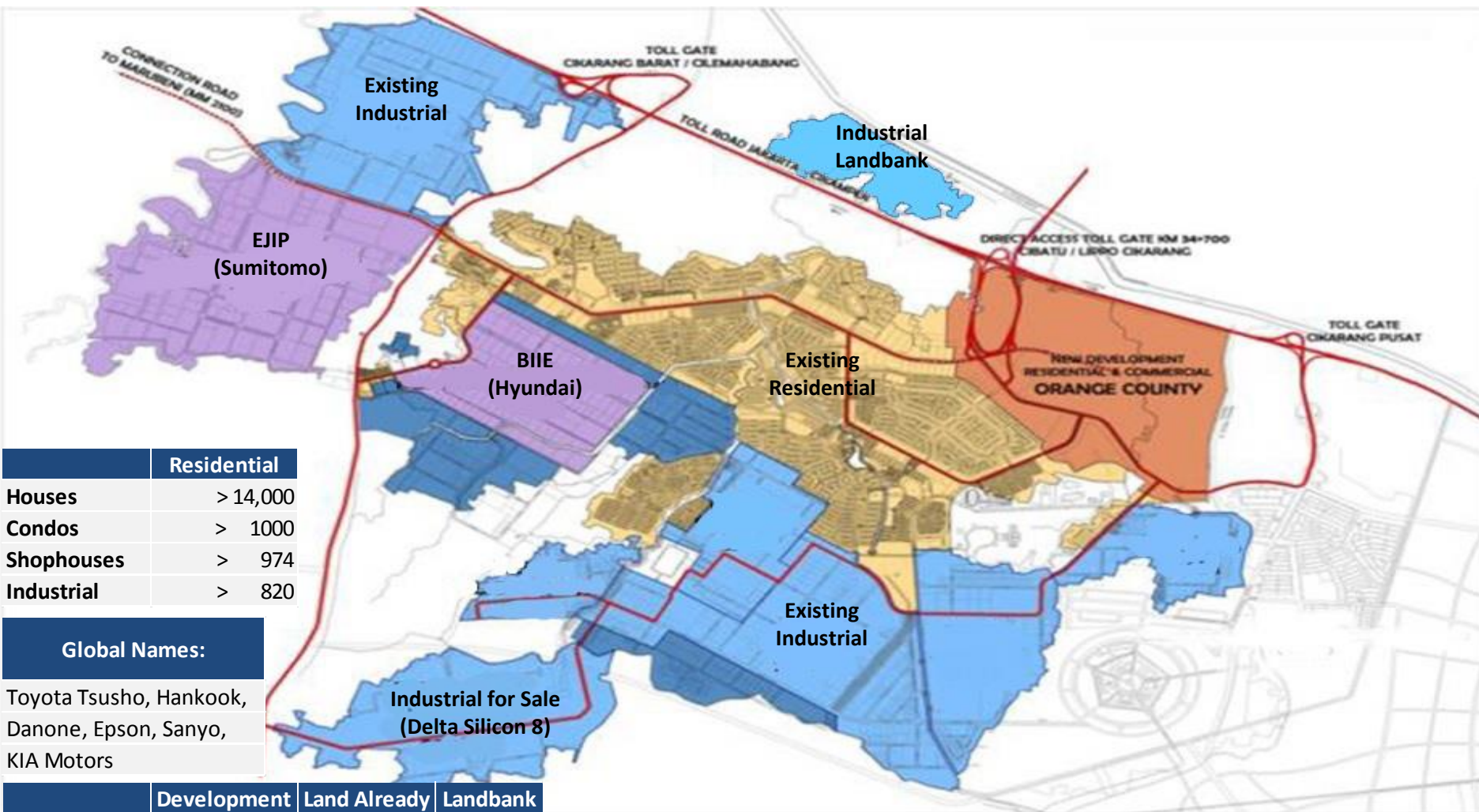
Susanto
Director



Ju Kian Salim
Director



Norita Alex
Director



	Residential
Houses	> 14,000
Condos	> 1000
Shophouses	> 974
Industrial	> 820

Global Names:

Toyota Tsusho, Hankook,
Danone, Epson, Sanyo,
KIA Motors

	Development Rights	Land Already Acquired	Landbank Inventory
Residential	887 ha	981 ha	159ha
Industrial	2,364 ha	1,776ha	289ha

Population	> 46,200
Workers	> 400,000

North Tower

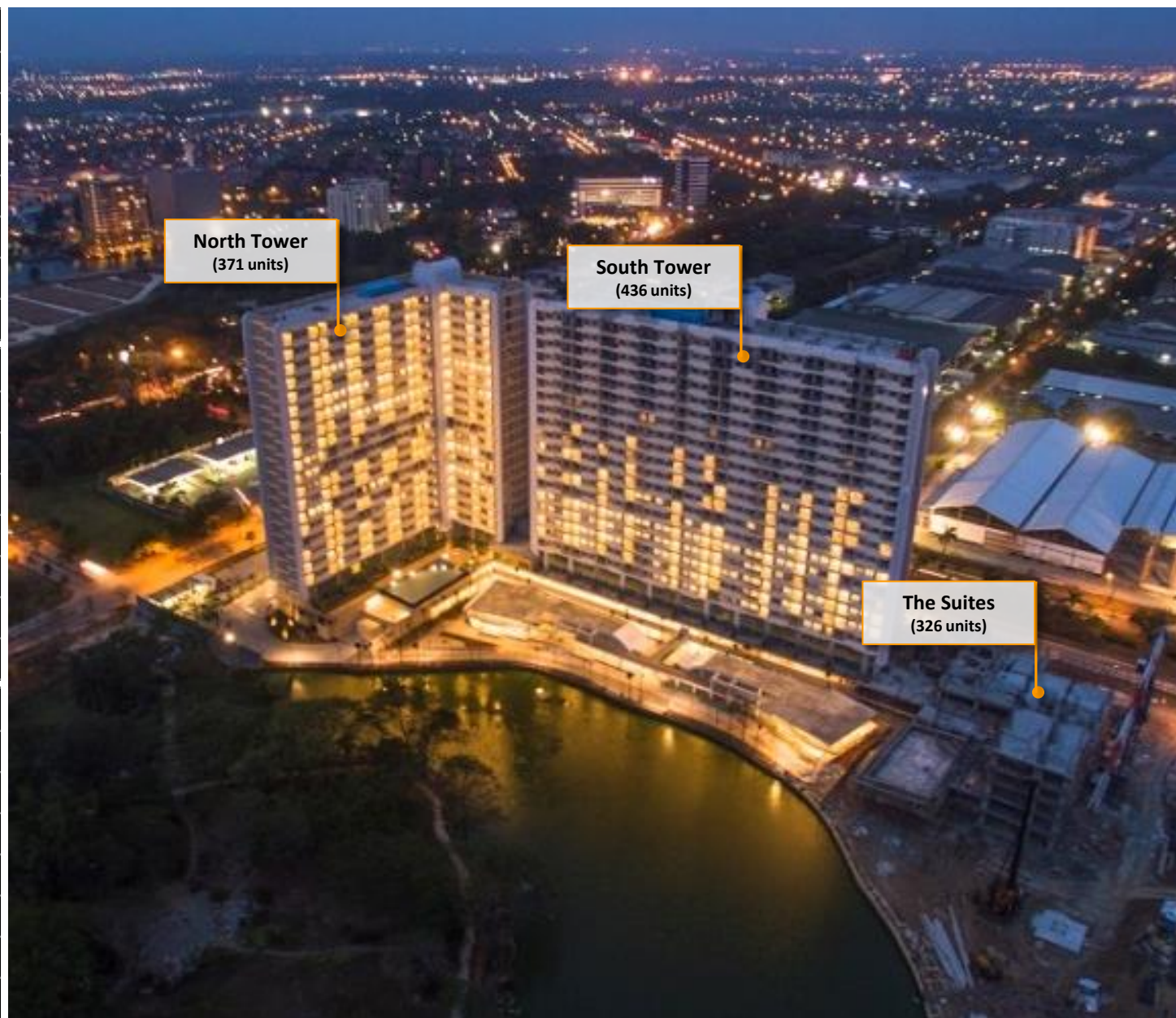
Launched	: 24 Nov 2012
SGA Sold	: 20,897 sqm
ASP	: Rp 13 Mil / sqm
Pre – Sold	: Rp 274 bil (100%)
Payment	: Cash 21%
Profile	Mortgage 57%
	Instalment 22%

South Tower

Launched	: 1 Jun 2013
SGA Sold	: 23,787 sqm
ASP	: Rp 14 Mil / sqm
Pre – Sold	: Rp 341 bil (100%)
Payment	: Cash 23%
Profile	Mortgage 24%
	Instalment 53%

The Suites

Launched	: 22 Feb 2014
SGA Sold	: 18,093 sqm
ASP	: Rp 16 Mil / sqm
Pre – Sold	: Rp 317 bil (89%)
Payment	: Cash 24%
Profile	Mortgage 26%
	Instalment 51%



LANDBANK

Total Area	: 332 Ha
Developed Area	: 236 Ha
Open Area	: 44 Ha

PLANNED DEVELOPMENT

Development Period	: 3 Phases
Total Tower Built	: > 50 Towers
Estimated Building GFA	: > 6,000,000 Sqm
▪ Residential	: > 1,800,000 Sqm
▪ Commercial	: > 520,000 Sqm
▪ Mixed Use	: > 3,700,000 Sqm

FACILITIES

- Five Stars & Boutique Lippo Hotel
- Siloam Hospitals
- University & School
- Lippo Malls
- Offices




IRVINE SUITES

Launched	: 29 Nov 2014
SGA Sold	: 24,545 sqm
ASP	: Rp 13 Mil / sqm
Pre – Sold	: Rp 333 bil (100%)
Payment	: Cash 5%
Profile	Mortgage 3%
	Instalment 92%

WESTWOOD SUITES

Launched	: 29 Nov 2014
SGA Sold	: 24,394 sqm
ASP	: Rp 13 Mil / sqm
Pre – Sold	: Rp 317 bil (89%)
Payment	: Cash 10%
Profile	Mortgage 2%
	Instalment 88%

PASADENA SUITES

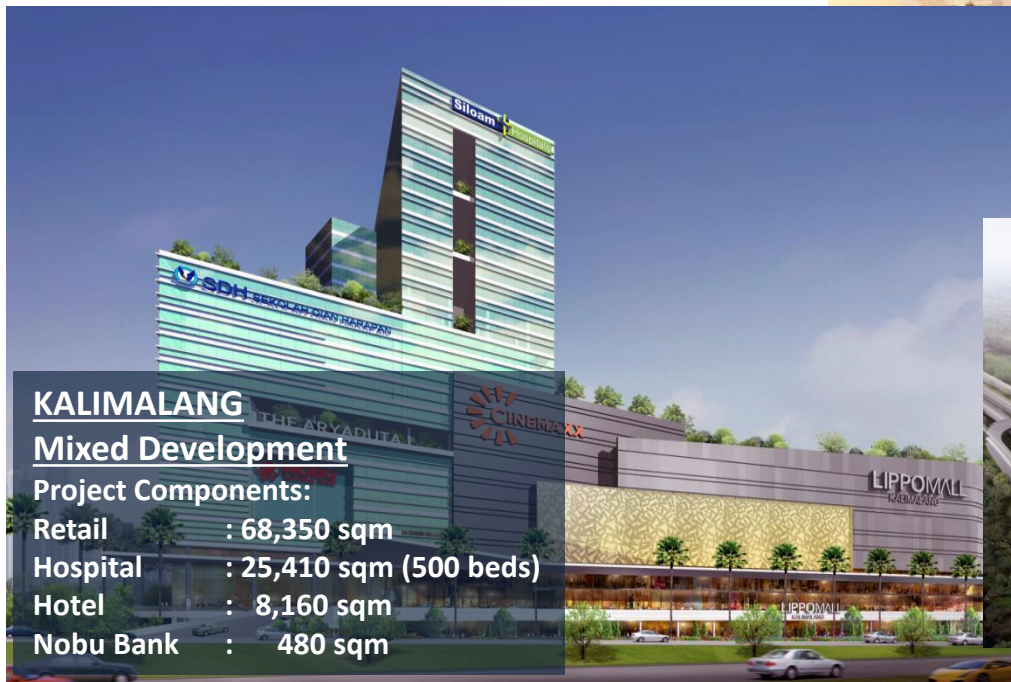
Launched	: 7 Mar 2015
SGA Sold	: 26,609 sqm
ASP	: Rp 16 Mil / sqm
Pre – Sold	: Rp 422 bil (100%)
Payment	: Cash 17%
Profile	Mortgage 6%
	Instalment 77%

BURBANK SUITES

Launched	: 29 Jun 2015
SGA Sold	: 26,617 sqm
ASP	: Rp 16 Mil / sqm
Pre – Sold	: Rp 412 bil (100%)
Payment	: Instalment 80%
Profile	: Downpayment 20%

**CIKARANG MARTADINATA****Mixed Development****Project Components:**

Retail	: 33,251 sqm
Hospital	: 16,473 sqm (300 Beds)
Hotel	: 7,890 sqm

**KALIMALANG****Mixed Development****Project Components:**

Retail	: 68,350 sqm
Hospital	: 25,410 sqm (500 beds)
Hotel	: 8,160 sqm
Nobu Bank	: 480 sqm





TOWN MANAGEMENT - MUNICIPALITY

- Infrastructure and landscape maintenance.
- 24/7 Security and fire brigade.
- 24 / 7 Call center and customer care.
- Building control and home care unit.



WATER TREATMENT PLANT



WTP I capacity : **10,000** Cu M/day

WTP II capacity : **30,000** Cu M/day

WTP III capacity : **40,000** Cu M/day



Gas supply by
PGN &
(Government)
PAE, Wira Energi
(Private-LNG/CNG)

WASTE WATER TREATMENT PLANT

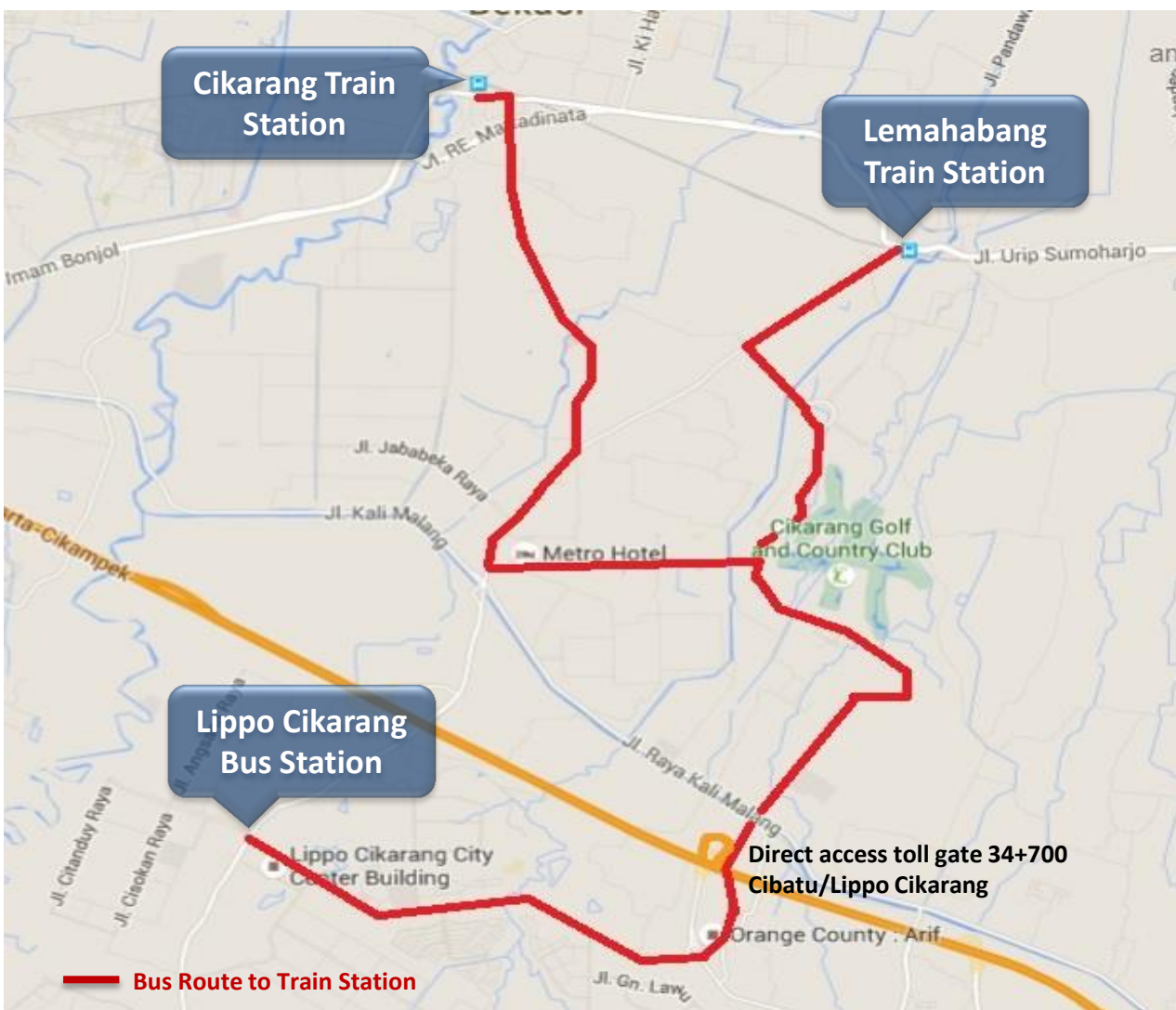


WWTP capacity : **10,000** Cu M/day



Electricity supply by
PLN (Government) &
Cikarang Listrindo (Private)

EASY ACCESS IN & OUT JAKARTA



PREMIUM SHUTTLE BUS TO TRAIN STATION
23.9 KM – 15 MINS



TRAIN TO DUKUH ATAS STATION, CENTRAL JAKARTA
64.7 KM – 40 MINS

WATER BOOM

Leisure & Excitement

**INTERNATIONAL HOSPITAL**

Siloam Hospital

**COMMERCIAL CENTER**

Easton Commercial Center

**5 STARS HOTEL 4 STARS Hotel**

Hotel Sahid Jaya & Grand Zuri Hotel

**INTERNATIONAL SCHOOL**

Sekolah Pelita Harapan

**SHOPPING MALL**

Mall Lippo Cikarang

**LIFESTYLE MALL**

Lippo Cikarang Citywalk

**LIFESTYLE MALL**

MAXXBOX Orange County

**DRIVING RANGE**

Leisure & Excitement

**SPORT VILLAGE****TOLL EXIT**

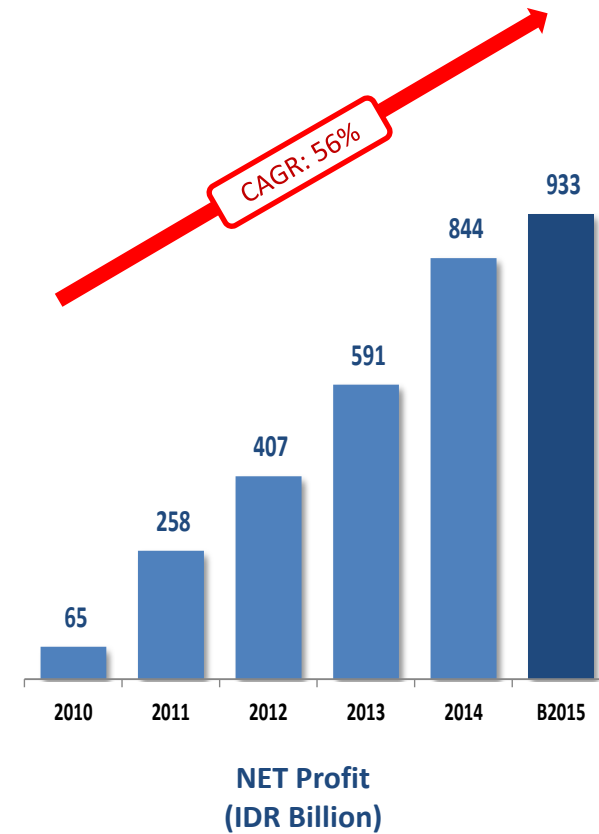
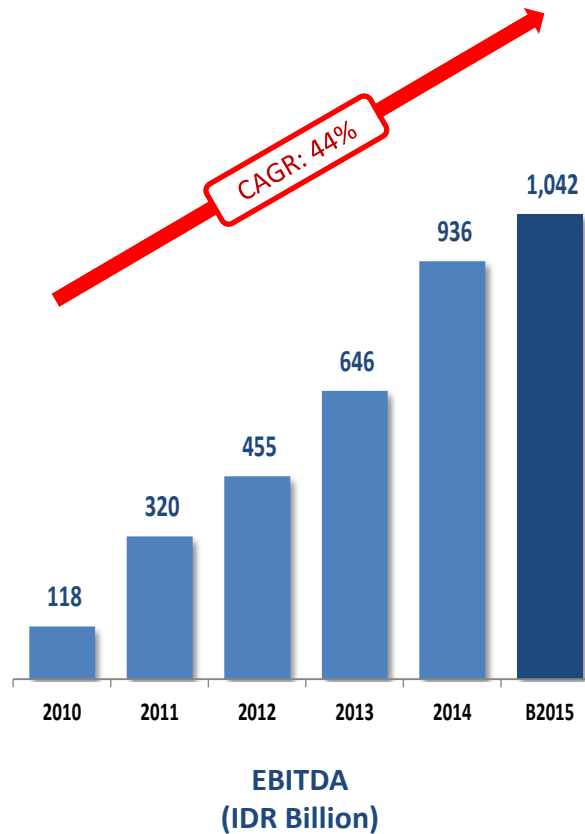
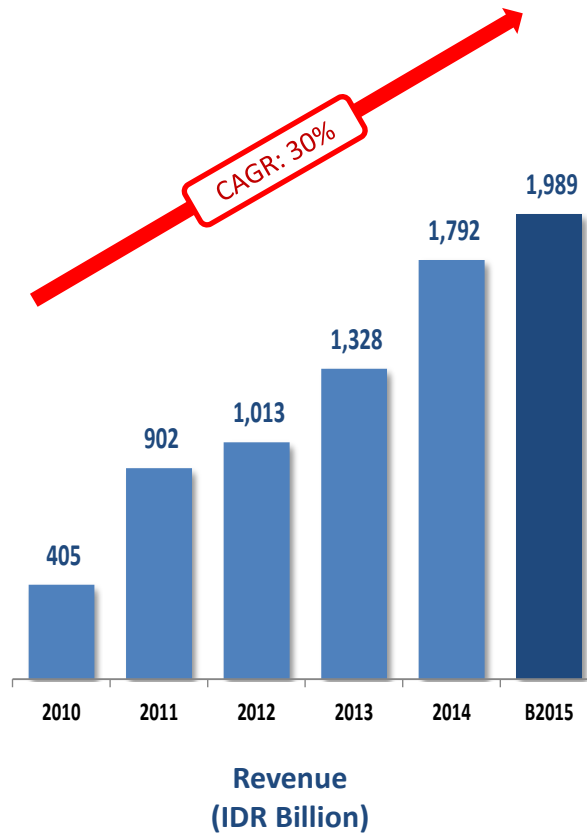
Cibatu KM 34.7

**Pasar Central**

Lippo Cikarang



Financial Performance



In IDR Billion	H1 2015	2014	2013	2012	2011	2010
Assets	5,055	4,310	3,854	2,832	2,042	1,670
Debts	-	-	-	-	140	-
Liabilities	1,838	1,638	2,035	1,604	1,081	1,106
Equity	3,217	2,671	1,819	1,228	821	564
Return on Assets	18.5%	19.6%	15.3%	14.4%	12.6%	3.9%
Return on Equity	29.0%	31.6%	32.5%	33.1%	31.4%	11.6%
Net Gearing Ratio	-	-	-	-	0.13	-
Liability to Asset Ratio	0.36	0.38	0.53	0.57	0.53	0.66

*As of 31st Dec(Unless otherwise stated)

Able to leverage up to IDR1.4T, assuming a net gearing ratio of 40%.

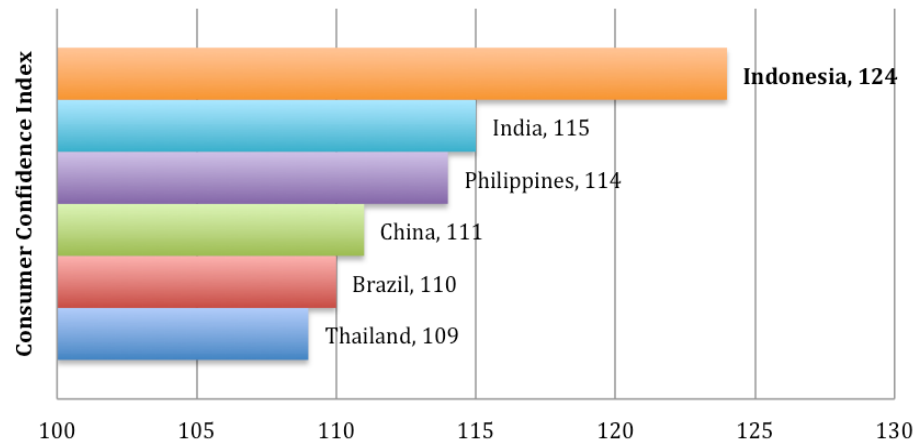
Product Segments	2012	2013	2014	B2015	H1 2014	H1 2015
Lippo Cikarang						
Residential	805	1,150	638	850	227	372
Commercial	115	159	133	100	68	38
Industrial	1,140	389	158	50	42	31
Total Lippo Cikarang	2,061	1,698	929	1,000	337	441
Orange County Residential	-	-	386	1,000	-	1,211
DS8 KSO	-	-	576	500	325	245
Total Sales	2,061	1,698	1,891	2,500	662	1,897

Appendices

Economic Indicators	2014 Actual	2015 Assumption	2016 Assumption
Economic Growth (%)	5.00	5.70	6.0-6.6
Inflation Rate (%)	8.36	5.00	3.0-5.0
Exchange Rate (Rp/USD)	12,440	12,500	12,900
3-month SBI Rate (%)	7.75	7.75	8
Oil Price (USD/bbl)	60	60	60-80
Lifting (k bbl/day)	798	825	830-850

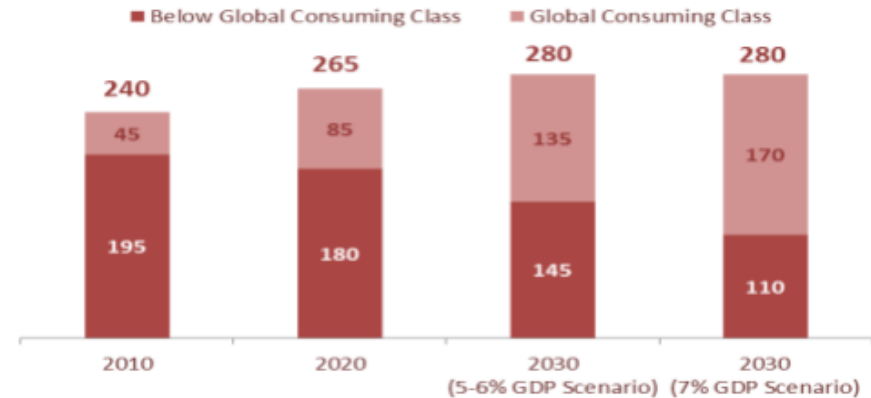
Source: Bank of Indonesia, Statistics Indonesia, World Bank

Nielsen Global Consumer Confidence Index
Q4 - 2013



Size of Middle Class (in Mil)

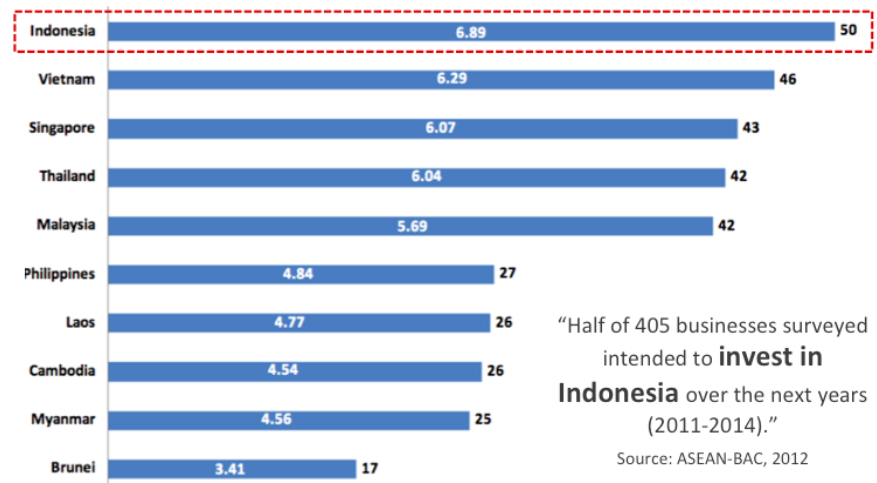
Increasing Middle Income Class Population



Source: BPS, Bappenas, UNPP, McKinsey

Indonesia: The Most attractive investment destination in ASEAN

(Ratings / % of Respondents)



“Half of 405 businesses surveyed intended to **invest in Indonesia** over the next years (2011-2014).”

Source: ASEAN-BAC, 2012

Indonesian Property Market Profile

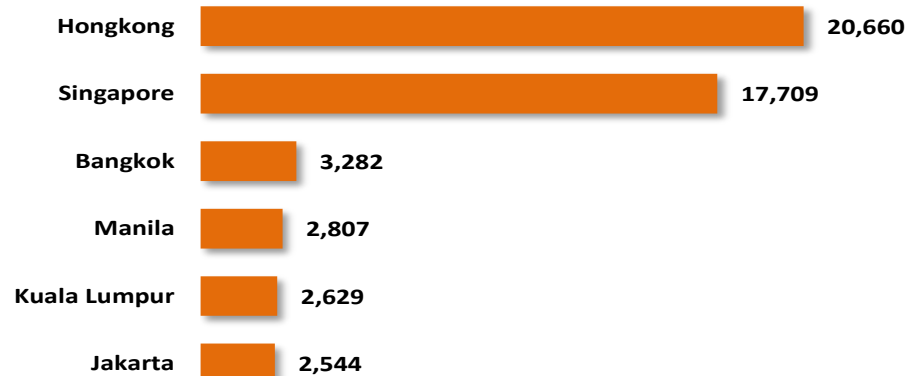
- Rapid urbanisation
- Growing middle class
- Strong savings and income growth
- Low mortgage penetration
- Property as investment
- Improving regulatory environment
- Banking innovation
- Property prices cheapest in the region
- Highest yields in the region

HOUSING AFFORDABILITY

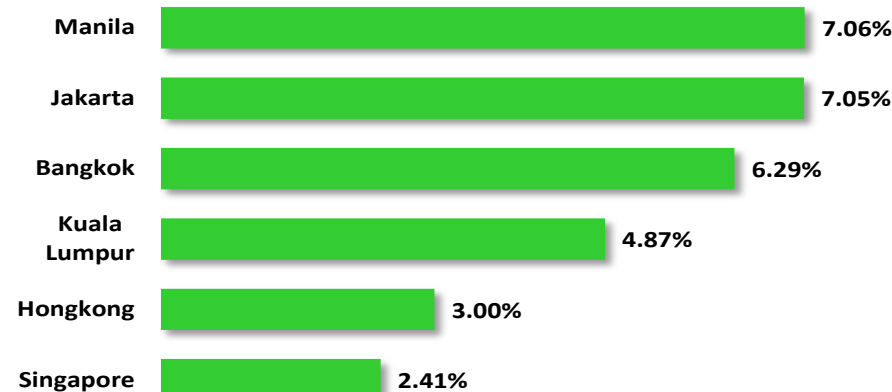
Country	House price per sqm (A)	GDP per capita (B)	Housing Affordability C= (A/B) X 12
Indonesia	2,544	3,469	8.8
Phillipine	2,807	2,255	14.93
Malaysia	2,629	8,617	3.66
Thailand	3,282	5,281	7.46
Singapore	17,709	50,714	4.19
Hongkong	20,660	34,393	7.21
China	6,932	5,184	16.05
India	11,604	1,527	91.19
USA	15,284	48,147	3.81
UK	17,575	39,604	5.32

Asia Pacific Property

Capital Value (USD/sqm)



Rental Yield



Source: Global Property Guide

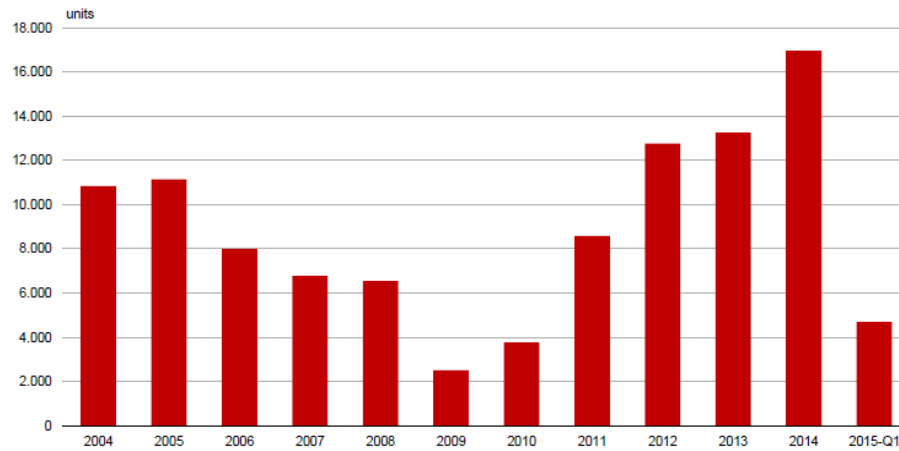
Land and Titles Available

- | | | |
|-----------------------------------------|---|------------------------------------------------------------------------------------------------------|
| 1. Freehold | : | May be held by Indonesian citizens only (not even by fully Indonesian-owned companies). |
| 2. Right to Build (renewable leasehold) | : | May be held by Indonesian citizens and any company established in Indonesia for an initial 30 years. |
| 3. Right to Use (renewable leasehold) | : | May be held by Indonesian citizens, any company and foreign citizens, for an initial 25 years. |

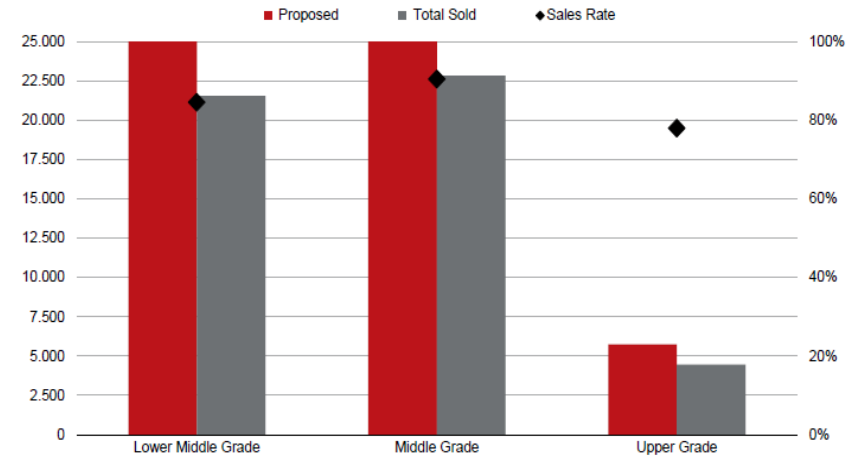
Option for Foreign Ownership:

1. Establish a company with approval for full or part foreign ownership (PMA company) to own the property.
2. Purchase the property in your own name under Right to Use title.
3. Through Indonesian nominees, establish a locally owned company.
4. Use an Indonesian professional third party corporate nominee.
5. Private unregistered lease.
6. Establish a person to person arrangement with an Indonesian private individual who will personally own the property

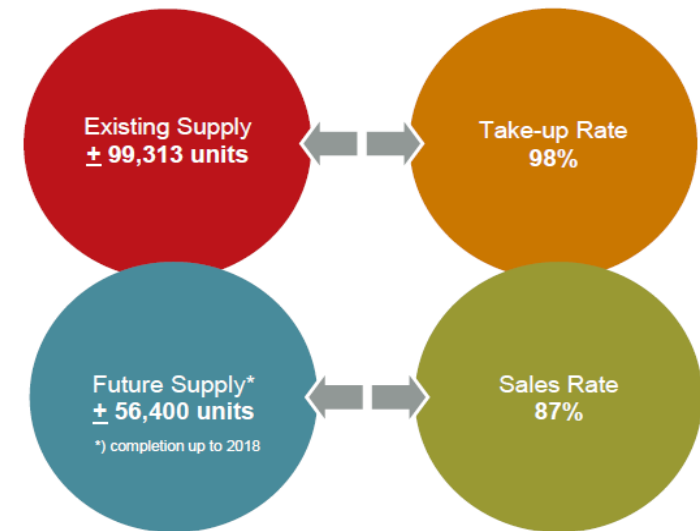
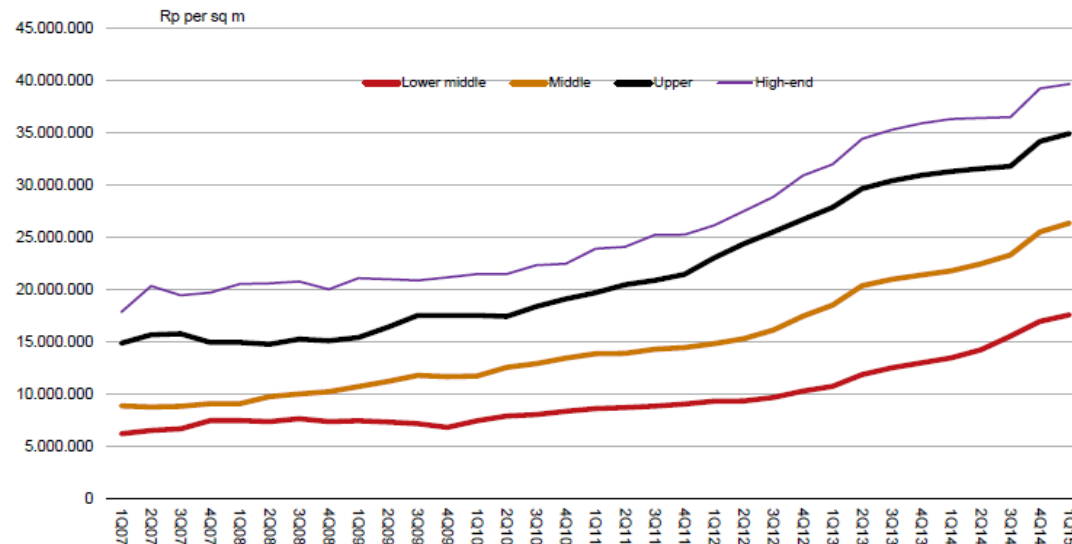
Quarterly take - up in 1Q15 experience an increase by 40% compared to 1Q14



More than 56,000 units of condominium will enter the market between 2015 to 2018, achieving an average sales rate of 87%

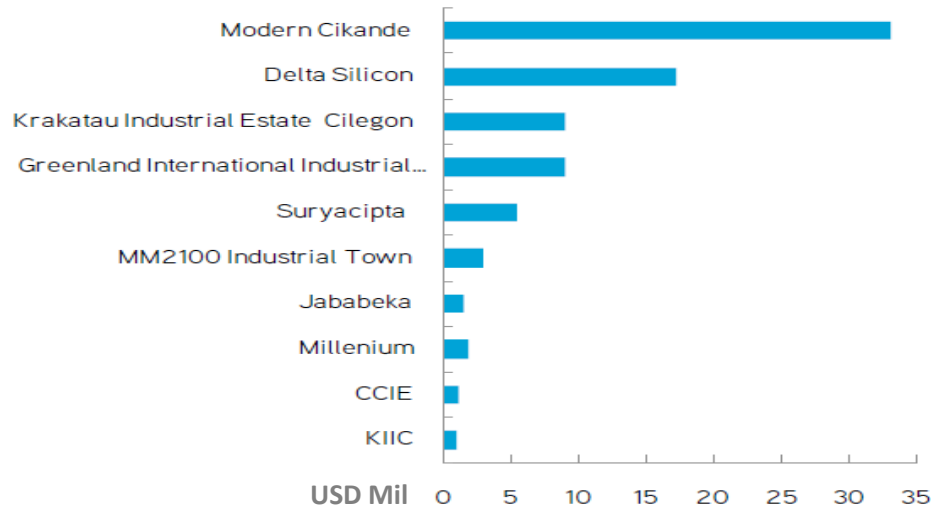


Price stabilize in all market segment

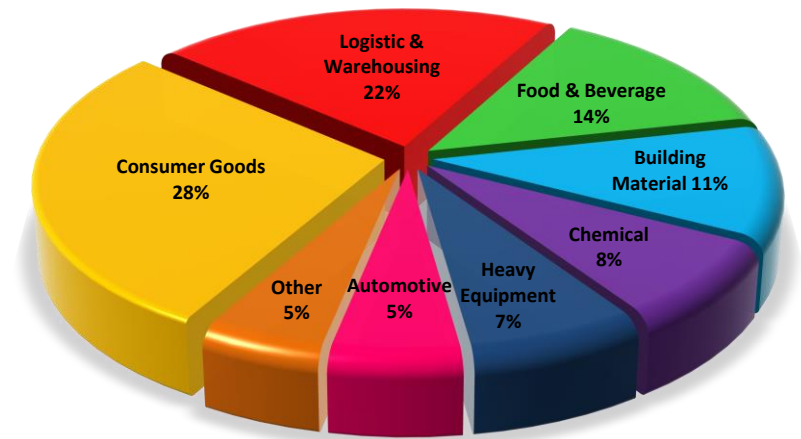


Source : Q1'2015 Market Review for Jakarta
Jones Lang LaSalle Research

Land Sales recorded in Q1 2015



Types of Industries as at Q1 2015



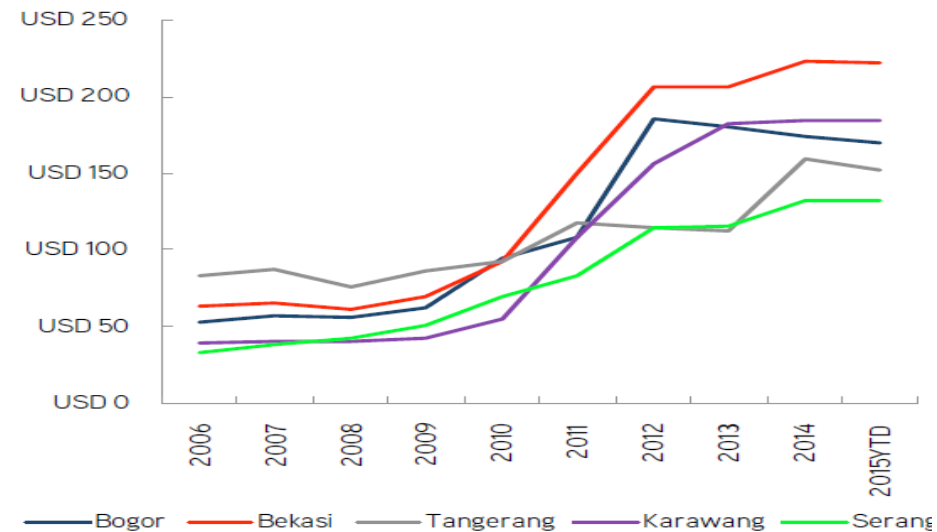
Industrial Land Prices and Maintenance Costs*

REGION	LAND PRICE (PER SQ M)			MAINTENANCE COSTS (PER SQ M PER MONTH)		
	LOWEST	HIGHEST	AVERAGE	LOWEST	HIGHEST	AVERAGE
Bogor	USD 120.0	USD 218.7	USD 169.3	USD 0.06	USD 0.06	USD 0.06
Bekasi	USD 195.0	USD 250.0	USD 222.5	USD 0.06	USD 0.08	USD 0.07
Tangerang	USD 148.4	USD 156.2	USD 152.3	USD 0.03	USD 0.08	USD 0.06
Karawang	USD 170.0	USD 200.0	USD 185.0	USD 0.05	USD 0.10	USD 0.06
Serang	USD 117.2	USD 148.4	USD 132.8	USD 0.03	USD 0.05	USD 0.04

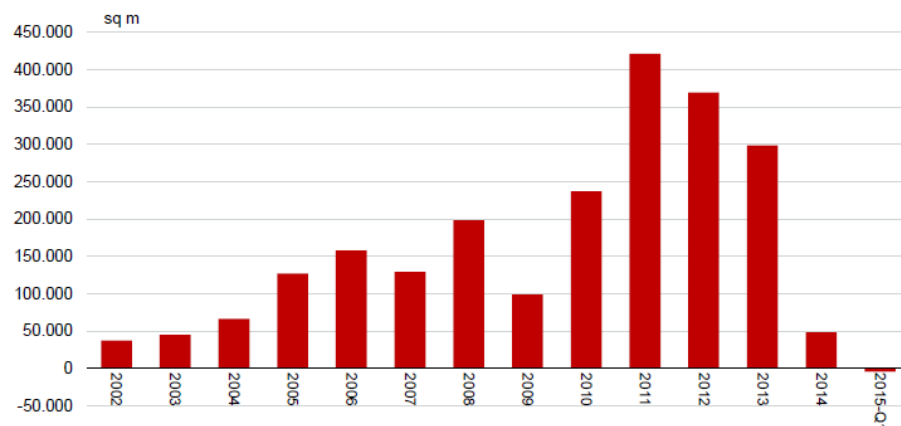
*1USD = Rp 12,804

Source: Colliers International Indonesia - Research

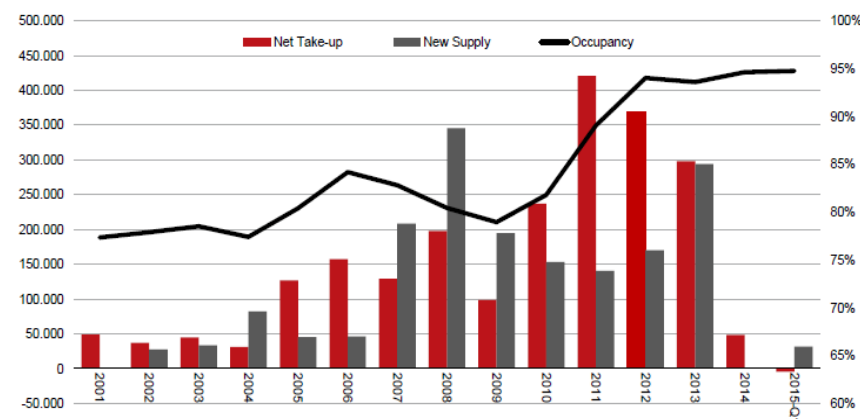
Greater Jakarta Land Price/Sqm



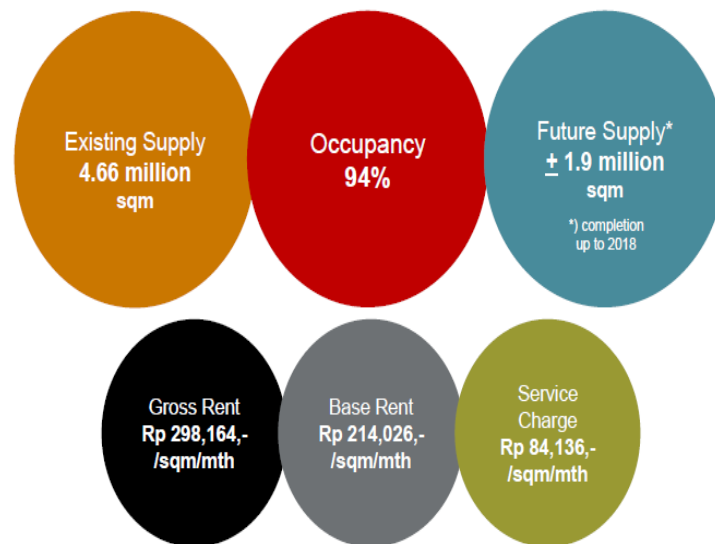
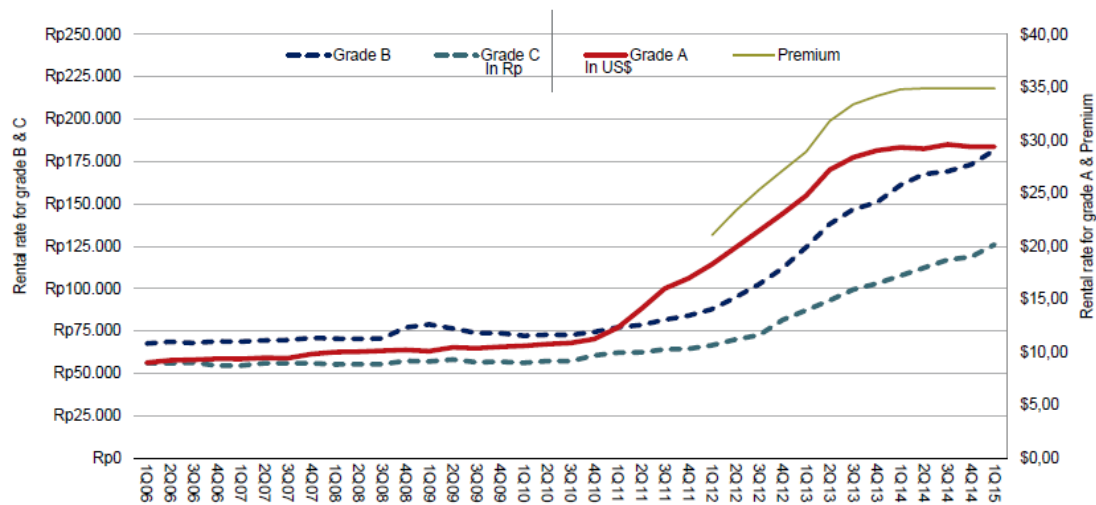
Net demand in the 1Q15 is around -4,400 sq.m , lowest absorption record



Market occupancy remains stable over the quarter at 94%



Rent remains stable for grade Premium and A, whilst lower grade buildings experienced 4-6 % growth



Source : Q1'2015Market Review for Jakarta
Jones Lang LaSalle Research



OPEN

9,600.00

PREVIOUS CLOSE

9,500.00

CURRENT P/E RATIO (TTM)

7.49

SHARES OUTSTANDING (M)

696.000

DAY RANGE

9,500.00 - 9,725.00

52WK RANGE

6,850.00 - 12,400.00

EARNINGS PER SHARE (IDR) (TTM)

1,281

PRICE/SALES (TTM)

3.68

VOLUME

263,000

1 YR RETURN

23.87%

MARKET CAP (T IDR)

6.682

DIVIDEND INDICATED GROSS YIELD

-

1987-1997

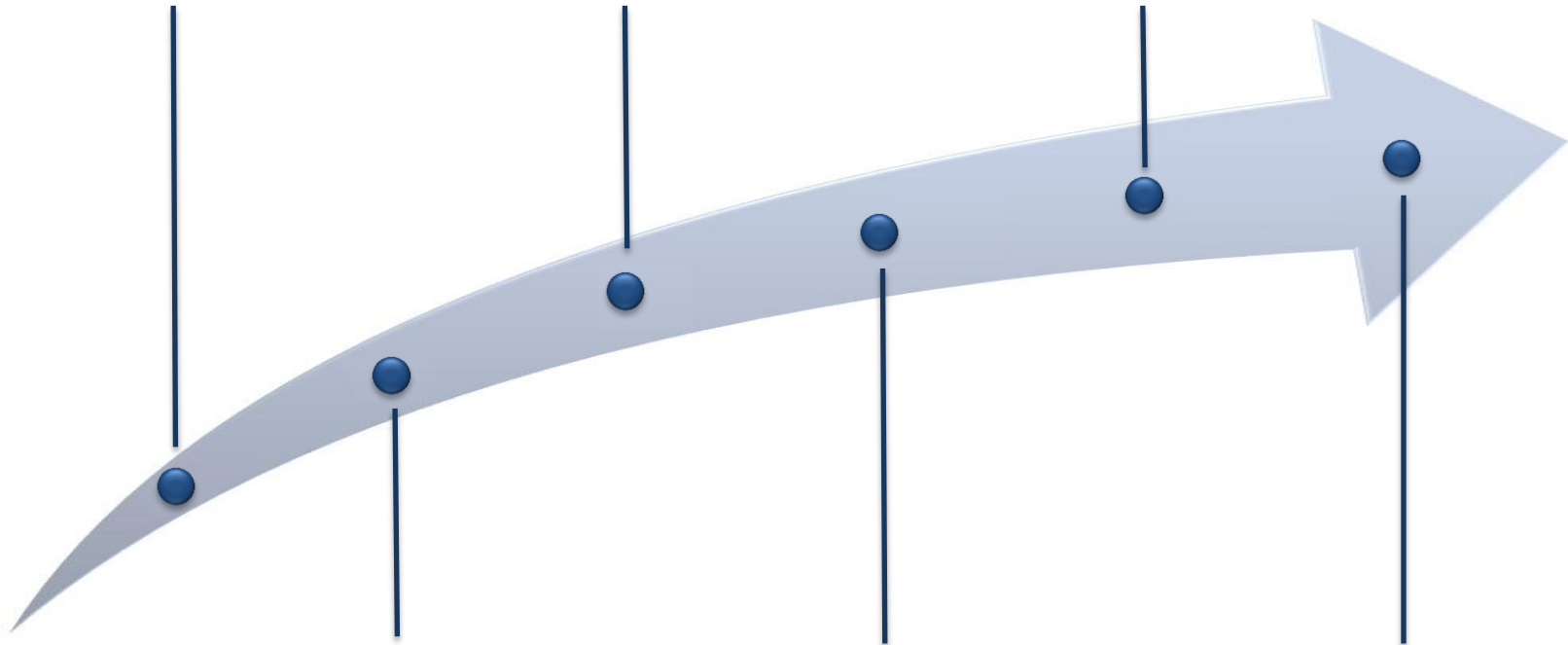
The forerunner, PT Desa Dekalb established in 1987, and was transformed into PT Lippo Cikarang in 1995 located in Bekasi, West Java. Listed on stock exchange in 1997.

2004-2009

- Construction of Vassa Lake Residence at CBD Lippo Cikarang.
- Construction of industrial estate Delta Silicon 3 and 5.
- Construction of Lippo Cikarang City Walk.

2013

- Launch of Trivium Terrace Apartments.
- Grand opening of Japanese SMEs Center.

**1999-2003**

- Setting up the Master Plan for the development of high quality homes and green Lippo Cikarang.
- The construction of industrial estates, Delta Silicon 2.
- The construction of Vassa Residence.

2011

- Start construction of Km 34.7 toll exit and access road.
- Hiked land value for industrial estates.

2014

- Opening of Cibatu toll gate Km 34.7.
- Topping off Trivium Terrace Apartment, North Tower.
- Sales launch of the Irvine Suites, Orange County.



Top Performing Listed Companies 2014

Investor Awards
2014 in category Top
Performing Listed Companies
2014



Green Property Awards 2013 "Favorite Residential"

Received Green Property
Awards 2013 from Housing
Estate Magazine, Favorite
Residential for middle up
category



Green Property Awards 2013 "Green Transportation"

Received Green Property
Awards 2013 from Housing
Estate Magazine, Green
Transportation criteria, City
Housing >500 Ha



Capital Market 2013 Nominated best IPOs



Properti Indonesia Awards 2013

Properti Indonesia Awards
2013 in category Property
Project Township-in
recognition of great
achievement in property
industry



Top Performing Listed Companies 2013

Investor Awards 2013
in category Top Performing
Listed Companies 2013



Investor Awards 2013

Best Listed companies
Nominated The Best IPOs



Investor Award 2012

Investor Awards 2012 in
Category Top Performing
Listed Companies 2012

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